

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

TRUSTEE'S SALE

valuable, improved real estate located on Picnic
Road in Bellemonte Subdivision, Burkittsville
Election District; 2300 Greenvale Court, Cloverhill,
Frederick, Maryland; 6901 Colonial Avenue, Thurmont,
Maryland, and south side of Lakeview Drive, Eastview,
Frederick County, Maryland.

By virtue of the power and authority contained in the
Deed of Trust from Maranatha Construction Co., Inc.,
Edward J. Smith, Jr. and Katherine D. Smith, his wife,
Robert C. Daiker and Dawn A. Daiker, his wife, and
Dale C. Ericson and Martha I. Ericson, his wife, dated
May 18, 1978, and recorded among the Land Records of
Frederick County, Maryland, in Liber 1050, folio 394, the
undersigned Substitute Trustee will offer for sale at the
House door, Frederick, Maryland, on

WEDNESDAY, AUGUST 29, 1979

AT 11:00 A.M.

the following described land together with the im-
provements thereon, to wit:

PARCEL NO. 1: All that lot or parcel of land situate,
lying and being in Burkittsville Election District,
Frederick County, Maryland, being known and
designated as Lot No. 31, Section Three, as shown on a
Plat of Subdivision entitled "Section Three, Lots 30-35,
Bellemonte", recorded among the Plat Records of
Frederick County, Maryland, in Plat Book 16, folio 36.

BEING part of all that real estate which was describ-
ed and conveyed unto Maranatha Construction Co.,
by deed dated May 18, 1978, and recorded among
the Land Records of Frederick County, Maryland, in
Liber 1050, folio 392.

The improvements consist of a partially completed
rancher dwelling with a composition shingle roof,
rain gutter and downspouting, thermo-pane windows
with storm windows, electric heat pump, central air,
copper and plastic plumbing, and 200 AMP electric ser-
vice. The interior consists of a living room, dining room,
kitchen, family room with fireplace, three bedrooms
with two full baths; the walls and ceilings are drywall,
the floors are wall-to-wall carpet over sub floor;
an attached double car garage with a gravel
driveway. Well and septic are not installed. Cemented
basement.

PARCEL NO. 2: All that lot or parcel of land situate,
lying and being in Burkittsville Election District,
Frederick County, Maryland, being known and
designated as Lot No. 32, Section Three, as shown on a
Plat of Subdivision entitled "Section Three, Lots 30-35,
Bellemonte", recorded among the Plat Records of
Frederick County, Maryland, in Plat Book 16, folio 36.

BEING part of all that real estate which was describ-
ed and conveyed unto Maranatha Construction Co.,
by deed dated May 18, 1978, and recorded among
the Land Records of Frederick County, Maryland, in
Liber 1050, folio 392.

The improvements consist of a partially completed
rancher dwelling with a composition shingle roof,
rain gutter and downspouting, hollow core cement
block foundation, thermo-pane windows with storm
windows, copper and plastic plumbing, electric heat
pump, central air, and 200 AMP electric service. The in-
terior consists of a living room with fireplace, dining
room, kitchen, four (4) bedrooms with a full bath off the
master bedroom, ample closet space (no doors) and a
bath in the hall; the walls and ceilings are drywall and
the floors are wall-to-wall carpet (no doors) with a
gravel driveway. Partial trim work completed and
rough plumbing. No cement in basement. Well and sep-
tic are not installed.

PARCEL NO. 3: All that lot or parcel of land situate,
lying and being in Tuscarora Election District, Frederick
County, Maryland, and more particularly described as
Lot No. 34, Block H, Greenvale Court, Clover Hill,
a Plat of Parts of Blocks H and N, said Plat being
recorded among the Plat Records of Frederick County,
Maryland.

BEING all and the same real estate which was
described and conveyed unto Howard Jesse Smith, Jr.,
Katherine Delores Smith, his wife, by deed dated
October 16, 1974, and recorded among the Land
Records of Frederick County, Maryland, in Liber 949,
folio 493.

The improvements thereon known as 2300 Greenvale
Court in Clover Hill Subdivision, Frederick, Maryland,
consist of a two-story brick and frame dwelling located
on a cul-de-sac. The interior consists of seven (7)
rooms, two baths, two fireplaces, basement and car-
port with a blacktop drive.

PARCEL NO. 4: All that lot or parcel of land situate,
lying and being in Lewistown Election District, Frederick
County, Maryland, and identified as Lot 6, in Section 1,
Block A of H.C. Zigler Estates, recorded among the Plat
Records of Frederick County, Maryland, in Plat Book 5,
page 137.

BEING all and the same real estate which was
described and conveyed unto Robert C. Daiker and
Dawn A. Daiker, his wife, by deed dated December 12,
1969, and recorded among the Land Records of
Frederick County, Maryland, in Liber 817, folio 271.

The improvements thereon known as 6901 Colonial
Avenue, Thurmont, Maryland, consist of a brick rancher
containing six (6) rooms, two (2) baths, baseboard H/W
heat, well water and septic system.

PARCEL NO. 5: All that lot or parcel of land situate,
lying and being in Braddock Election District, Frederick
County, Maryland, and designated as Lot No. 4 in Sec-
tion 1 on a Plat of Eastview Subdivision, recorded among
the Plat Records of Frederick County, Maryland, in Plat
Book 3, folio 192.

BEING all and the same real estate which was
described and conveyed unto Dale C. Ericson and Mar-
tha I. Erickson, his wife, by deed dated June 15, 1973,
and recorded among the Land Records of Frederick
County, Maryland, in Liber 915, folio 370.

The improvements thereon known as Route No. 8,
Box 166, Lakeview Drive, Eastview Subdivision,
Frederick, Maryland, consist of a two-story brick and
frame dwelling with a split-foyer, attached two-car
garage and containing six (6) rooms, 1 1/2 baths, well
water and septic system.

TERMS OF SALE:

Each of the individual lots listed above will be sold
separately until the indebtedness has been satisfied
starting with Parcel No. 1.

Parcel No. 3 is being sold SUBJECT TO a First Mort-
gage from Howard Jesse Smith, Jr. and Katherine D.
Smith, his wife, to Loyola Federal Savings and Loan
Association, dated October 16, 1974, and recorded in
Liber 949, folio 494, one of the Land Records of
Frederick County, Maryland, and assigned unto Federal
Home Loan Mortgage Corporation by Assignment dated
February 23, 1976, and recorded in Liber 981, folio 225,
one of the Land Records of Frederick County, Maryland,
and ALSO SUBJECT TO a Second Mortgage from Howard
J. Smith, Jr. and Katherine D. Smith, his wife, to Com-
mercial Credit Corporation, dated January 3, 1978, and
recorded in Liber 1039, folio 872, one of the Land
Records of Frederick County, Maryland.

Parcel No. 4 is being sold SUBJECT TO a First Mort-
gage from Robert C. Daiker and Dawn A. Daiker, his
wife, unto Fredericktown Bank and Trust Company
dated December 12, 1969, and recorded in Liber 816,
folio 698, one of the Land Records of Frederick County,
Maryland.

Parcel No. 5 is being sold SUBJECT TO a First Mort-
gage from Dale C. Ericson and Martha I. Ericson, his
wife, unto Farmers and Mechanics National Bank,
dated June 15, 1973, and recorded in Liber 915, folio
371, one of the Land Records of Frederick County,
Maryland, and ALSO SUBJECT TO a Second Mortgage
from Dale C. Ericson and Martha I. Ericson, his wife, un-
to Edward L. Troy and Jacqueline O. Troy, his wife,
dated June 15, 1973, and recorded in Liber 915, folio
375, one of the Land Records of Frederick County,
Maryland.

A deposit of 10% of the purchase price will be re-
quired of the purchaser(s) in cash or certified check
payable to the Substitute Trustee at the time of sale for
each lot. The balance of the purchase price shall be
paid within ten (10) business days after the ratification
of the sale by the Circuit Court for Frederick County. All
costs of conveyancing, revenue stamps, and transfer
taxes are to be borne by the purchaser(s). All state and
county real estate taxes and other public charges shall
be adjusted as of the date of sale. Each individual lot
will be sold subject to all recorded restrictions, cov-
enants and agreements. The Substitute Trustee
reserves the right to withdraw the herein described
property from sale at any time.

HOWARD R. STEPLER, JR.

Substitute Trustee

Mary Ann Stepler
STEPLER & STEPLER
18 West Church Street
Frederick, Maryland 21701
Phone: 301-662-6304
Attorney
JAMES G. TROUT, Auctioneer

This is to certify that the annexed Trustee's Sale

was published in News-Post

in newspapers published in Frederick County, at least once in
each of three successive weeks, the first such publication hav-
ing been made not less than 15 days prior to sale, and the last
such publication being made not more than one week prior to
the 29 day of August 19 79.

THE NEWS-POST

Per *Jana R. Bassler*
JANA R. PASSLER

EXHIBIT NO. 3

Filed Sept 2, 1979